

Chapter 1407. Office Districts.

§ 1407-01.	PURPOSES.....	72
§ 1407-03.	SPECIFIC PURPOSES OF THE OFFICE SUBDISTRICTS.....	72
§ 1407-05.	LAND USE REGULATIONS.....	72
§ 1407-07.	DEVELOPMENT REGULATIONS.....	75
§ 1407-09.	MAXIMUM BUILDING HEIGHT.....	76
§ 1407-11.	FRONT YARDS.....	77
§ 1407-13.	SIDE YARDS.....	78
§ 1407-15.	REAR YARDS.....	78
§ 1407-17.	DRIVEWAY RESTRICTIONS.....	78
§ 1407-19.	TRUCK DOCKS; LOADING AND SERVICE AREAS.....	78

§ 1407-01. Purposes.

The general purposes of the office districts are to:

- (a) Provide appropriately located areas for office development, consistent with applicable plans.
- (b) Ensure compatibility between office development and adjacent uses.
- (c) Identify appropriate standards for reviewing proposals for new or expanded office development.
- (d) Ensure the provision of services and facilities needed to accommodate planned employment densities.
- (e) Provide a transition between residential and commercial uses.
- (f) Allow limited residential uses.

§ 1407-03. Specific Purposes of the Office Subdistricts.

The specific purposes of the office subdistricts are:

- (a) **OL Office Limited.** To provide sites for offices, research and development facilities and limited commercial uses in a low intensity manner. Mixed-use developments with residential uses are also allowed.
- (b) **OG Office General.** To provide sites for offices and research and development facilities in a large-scale or campus-like environment. Offices, small-scale government offices and facilities, banks and other financial institutions and supporting non-office uses—business services and personal services—are allowed. Mixed-use developments with residential uses are also allowed.

§ 1407-05. Land Use Regulations.

Schedule 1407-05 below prescribes the land use regulations for O Office Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1407-05.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1407-05 below are prohibited.

Schedule 1407-05: Use Regulations - Office Districts

Use Classifications	OL	OG	Additional Regulations
<i>Residential Uses</i>			
Bed and breakfast home	P	P	See § 1419-09
Child day care home	L8	L8	
Group residential	P	P	
Convents and monasteries	P	P	
Fraternities and sororities	P	P	
Patient family homes	P	P	
Rooming house	--	L7	
Shared housing for elderly	P	P	
Permanent residential			
Single-family dwelling	P	L1	
Attached single-family dwelling	P	L1	
Rowhouse, single-family dwelling	P	--	
Two-family dwelling	P	L1	
Multi-family dwelling	P	L1	
Transitional housing			
Programs 1-4	P	P	
Program 5	C	P	
Program 6	--	C	
<i>Public and Semipublic Uses</i>			
Clubs or lodges	L2	P	
Colleges, public or private	--	C	
Cultural institutions	P	P	
Day care center	P	P	
Government facilities and offices			
Offices	P	P	
Hospitals	--	C	
Parks and recreation facilities	P	P	
Public safety facilities	P	P	
Religious assembly	P	P	
Schools, public or private	P	P	
<i>Commercial Uses</i>			
Animal services	--	P	See § 1419-05

Use Classifications	OL	OG	Additional Regulations
Banks and financial institutions	P	P	See § 1419-13
Bed and breakfast inns	C	C	See § 1419-09
Business services	P	P	
Commercial meeting facility	L2	P	
Eating and drinking establishments			
Restaurants, full service	--	L4,5	See § 1419-21
Restaurants, limited	--	L4,5	See § 1419-21
Food markets	L4,5	L4,5	
Funeral and interment services	P	P	
Hotels and commercial lodging	--	P	
Laboratories, commercial	C	P	
Medical services and clinics	P	P	
Offices	P	P	
Parking facilities	C	C	See Chapter 1425
Personal instructional services	L3,4	L4	
Personal services	L3,4	L4	
Transportation, Communications and Utilities Uses			
Communications facilities	--	C	
Public utility distribution system	C	C	
Transportation facilities			
Heliports	--	C	
Railroad right-of-way	P	P	
Wireless communication antenna	L6	L6	See § 1419-33
Wireless communication tower	C	C	See § 1419-33
Accessory Uses			See Chapter 1421
Any accessory use not listed below	L9	L9	
Home occupations	P	P	See § 1419-17
Rooming unit	L10	L10	
Refuse storage areas	P	P	See § 1421-35
Drive box	L11	L11	
Fences and walls	P	P	See § 1421-33
Exterior lighting	P	P	See § 1421-39
Small-scale specialized incinerator	--	L12	
Nonconforming Uses			See Chapter 1447
Specific Limitations			
L1 For new construction, permitted only above the ground floor in mixed-use building on arterial streets. Pre-existing permanent residential uses are permitted.	L2 Not to exceed 3,000 square feet in floor area.		
L3 Permitted only on arterial streets.	L4 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.		
L5 Drive-through facilities are not permitted.	L6 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure.		

- L7 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; no more than five rooming units for every building, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.
- L8 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.
- L9 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
- L10 The maximum number of rooming units is two.
- L11 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.
- L12 Accessory to hospitals, medical services, clinics commercial laboratories and research and development uses, provided the incinerator is located on a roof or at least 100 feet from any property used for residential purposes.

§ 1407-07. Development Regulations.

Schedule 1407-07 prescribes the development regulations for O Office Districts, including minimum lot area, maximum floor area ratio (FAR), maximum building height, minimum yards, driveways and parking and other standards that apply. Letter designations in the additional regulations column refer to regulations that follow Schedule 1407-07.

Schedule 1407-07: Development Regulations - Office Districts

Regulations	OL	OG	Additional Regulations
<i>Building Scale - Intensity of Use</i>			
Minimum lot area for every dwelling unit	1200	700	
Maximum floor area ratio	0.6	1.75	
<i>Building Form and Location</i>			
Maximum building height	45	100	See § 1407-09
Minimum yard (ft.)			
Front	20	20	See § 1407-11
Side (minimum/total)	5/10	5/20	See § 1407-13
Side rowhouse (minimum/total)			
Exterior lot	0/5	--	
Interior lot	0/0	--	
Rear	20	20	See § 1407-15
<i>Vehicle Accommodation - Driveways and Parking</i>			
Driveway restrictions	Yes	Yes	See § 1407-17
Location of parking	Yes	Yes	See § 1425-17
Parking lot landscaping	Yes	Yes	See § 1425-31
Truck docks; loading and service areas	Yes	Yes	See § 1407-19
<i>Other Regulations</i>			
Buffering along district boundaries	Yes	Yes	See § 1423-13
Accessory uses and structures	See Chapter 1421		
General site standards	See Chapter 1421		

Regulations	OL	OG	Additional Regulations
Landscaping and buffer yards		See Chapter 1423	
Nonconforming uses and structures		See Chapter 1447	
Off-street parking and loading		See Chapter 1425	
Signs		See Chapter 1427	
Additional development regulations		See Chapter 1419	

§ 1407-09. Maximum Building Height.

The maximum allowable height at the required rear and interior side yard setback abutting a residential district is prescribed in Schedule 1407-09 below.

Schedule 1407-09: Maximum Building Height Abutting Residential Districts

	SF	RM
Maximum building height (ft.) at required setback	35	45
Additional height (ft.) for each foot of additional setback from the abutting residential district	+1	+1

§ 1407-11. Front Yards.

An additional two feet of front yard setback is required for each ten feet of building height above 25 feet. Refer to Figure 1407-11.

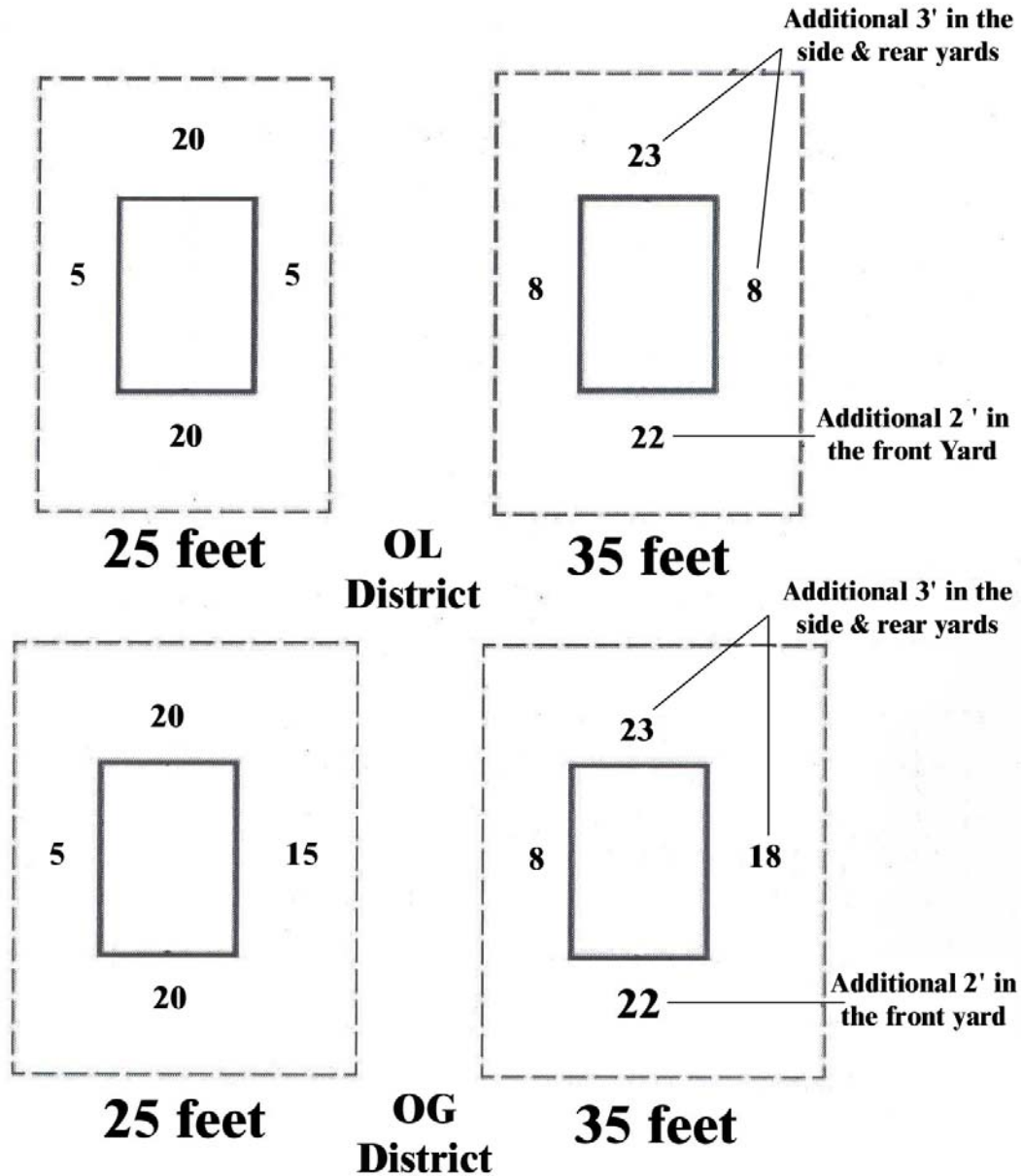


FIGURE 1407-11 Required Yards for Buildings 25 Feet vs 35 Feet in Height

§ 1407-13. Side Yards.

An additional three feet of side yard setback is required on each side for each ten feet of building height above 25 feet. Refer to Figure 1407-11. In the OG District a minimum setback of 20 feet is required if abutting a residential district boundary. Refer to Figure 1407-13.

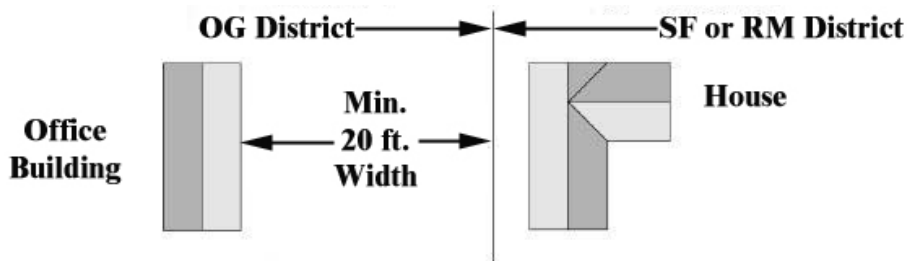


FIGURE 1407-13 Required Side Yard Abutting a Residential District

§ 1407-15. Rear Yards.

An additional three feet of rear yard setback is required for each ten feet of building height above 25 feet. Refer to Figure 1407-11.

§ 1407-17. Driveway Restrictions.

Site access must be from a side street or alley wherever practical, but not from a residential street where alternate access is available, as determined by the City Engineer.

§ 1407-19. Truck Docks; Loading and Service Areas.

Truck docks, loading and service areas are not permitted within 50 feet of residential district boundaries and are not permitted to be used between 10 PM and 7 AM on weekdays and between 11 PM and 7 AM on weekends. These facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets. Where a building abuts a residential district, the preferred location of these facilities is the side away from the district boundary.